170.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,383,900 / 1,383,900
					USE VALUE:	1,383,900 / 1,383,900
					ASSESSED:	1,383,900 / 1,383,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GODUTI DONALD M TR
Owner 2:	C/O PHILLIP L GODUTI
Owner 3:	
Street 1:	P.O. BOX 750015
Street 2:	DONALD M. GODUTI FAMILY TR
Twn/City:	ARLINGTON HEIGHTS
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02475 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18,490 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1903, having primarily Clapboard Exterior and 4547 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	18490.000	692,300	9,300	682,300	1,383,900
Total Card	0.424	692,300	9,300	682,300	1,383,900
Total Parcel	0.424	692,300	9,300	682,300	1,383,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.35 | /Parcel: 304.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	692,300	9300	18,490.	682,300	1,383,900	1,383,900	Year End Roll	12/18/2019
2019	105	FV	570,900	9300	18,490.	682,300	1,262,500	1,262,500	Year End Roll	1/3/2019
2018	105	FV	571,200	9300	18,490.	604,300	1,184,800	1,184,800	Year End Roll	12/20/2017
2017	105	FV	536,300	9300	18,490.	506,800	1,052,400	1,052,400	Year End Roll	1/3/2017
2016	105	FV	536,300	9300	18,490.	506,800	1,052,400	1,052,400	Year End	1/4/2016
2015	105	FV	449,000	9400	18,490.	438,600	897,000	897,000	Year End Roll	12/11/2014
2014	105	FV	449,000	9400	18,490.	424,000	882,400	882,400	Year End Roll	12/16/2013
2013	105	FV	466,500	9400	18,490.	403,500	879,400	879,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13141

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11320-544		4/27/1967		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
12/6/2008	Measured	345	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		18490		Sq. Ft.	Site		0	70.	0.53	8									682,290						682,300	

Total AC/HA: 0.42447 | Total SF/SM: 18490 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 682,290 | Spl Credit | Total: 682,300

PRINT

Date	Time
12/11/20	03:08:41

LAST REV

Date	Time
07/30/18	10:21:54

apro

User Acct / GIS Ref / GIS Ref / Insp Date

112700

07/02/18

!13141!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	112700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1903	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.88092148
Const Adj.:	0.99980003
Adj $ / SQ:	140.919
Other Features:	160500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1003283
Depreciation:	311018
Depreciated Total:	692266

COMMENTS

EST. 3 FAMILY / WIP CH COND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	12	BRs:	5	Baths:	3	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

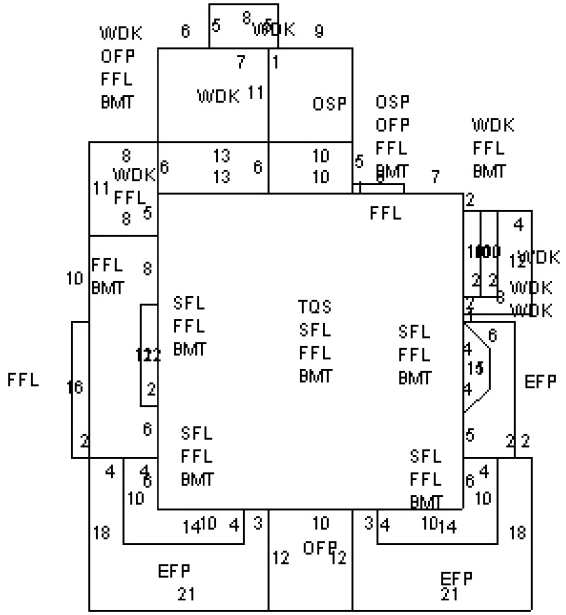
No Unit	RMS	BRS	FL
1	6	3	
1	3	1	
1	3	1	
Totals			
3	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.01
Special Features:	0	Val/Su Net:	88.37
Final Total:	692300	Val/Su SzAd	152.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,008	140.920	282,966
BMT	Basement	1,882	42.280	79,563
SFL	Second Floor	1,540	140.920	217,016
TQS	3/4 Story	999	140.920	140,778
EFP	Enclos Porch	512	32.540	16,658
WDK	Deck	465	8.150	3,789
OFP	Open Porch	258	22.890	5,906
OSP	Screen Porch	170	28.820	4,900
	Net Sketched Area:	7,834	Total:	751,576
Size Ad	4547	Gross Are	8167	FinArea 4547

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	26X20	G	GD	1903	21.54	T	30.6	105			7,800			7,800
22	Wood Deck	D	Y	1	12X12	A	AV	1993	12.94	T	20.8	105			1,500			1,500

More:	N	Total Yard Items:	9,300	Total Special Featues:		Total:	9,300

IMAGE

AssessPro Patriot Properties, Inc